

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: April 7, 2005

ITEM NO. 3

CASE NUMBER/ PROJECT NAME	<b>11-DR-2005</b> <b>Lost Dog Wash Trailhead</b>		
LOCATION	12601 N. 124th St., north of the Cactus Road alignment		
REQUEST	Request approval for site plan and elevations for the Lost Dog Wash Trailhead entry gate, lighting, structures and related roadway improvements on 124th Street, 122nd Street and Wethersfield Drive.		
OWNER	City of Scottsdale 480-312-7869	ENGINEER	Entranco Inc 602-889-7000
ARCHITECT/ DESIGNER	Weddle & Gilmore Architects 480-517-5055	APPLICANT/ COORDINATOR	Phillip Weddle Weddle & Gilmore Architects 480-517-5055
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned R1-43 ESL. The Lost Dog Wash Trailhead is the second of nine proposed trailheads to provide passive recreational public access to the McDowell Sonoran Preserve. The Sunrise Trailhead (Case 91-DR-2003, then known as Hidden Hills Trailhead) was approved by the Development Review Board on February 5, 2004.</p> <p><b>Context.</b></p> <p>The site is located at the north end of 124<sup>th</sup> St., north of the Cactus Road Alignment and east of Ancala East, Phase 3. The trailhead provides access to the McDowell Sonoran Preserve to the north of this trailhead. The ramada area is located approximately 800 feet east and 1,200 feet south of property lines.</p>		
APPLICANT'S PROPOSAL	<p><b>Applicant's Request.</b></p> <p>The request is for approval of site plan and elevations for a new trailhead and related improvements. Parking and trail areas utilize "stabilized D.G." surface with exposed aggregate concrete curbing and driveway aprons at the main access. The 8-foot wide Lost Dog Wash multi-use trail enters the Preserve from the neighborhood to the south both along the Lost Dog Wash and the 124<sup>th</sup> Street corridor. The trail extends northward through the site before entering the Preserve. Trailhead access is limited to daylight hours only. A 3-foot tall, 32-foot wide rust finished metal automatic swing gate will be built into sandblasted concrete and rammed earth entry screen walls at the trailhead entrance. Wetherfield Dr. extends west from 124<sup>th</sup> St. to Ancala East Ph. 2.</p>		

The Preserve Access Areas Report accepted by the City Council in 1994 and updated in 1999 calls for up to 300 parking spaces for this access area. While the site plan includes 300 spaces total, Phase I of construction includes only 100 passenger vehicle spaces, with an additional 20 spaces for horse trailer stalls. Additional parking will be added in the future based on actual demand.

A 30 by 115 foot combined restroom and ramada facility north of the parking lot contains rammed earth walls and a rusted metal roof with steel beam supports. The facility contains an interpretive center with a trails display map, drinking fountains, and restrooms with composting system, storage room and small service yard. The ramada also extends over open seating areas containing sand blasted concrete seat walls. A 35-foot diameter, open amphitheatre with sand blasted seat walls and raised planter is situated north of the ramada. A 16 by 24 foot storage building/refuse area utilizes materials and style matching the ramada. A water trough and hitch rail is provided at the horse trailer park.

A new 180 foot long, 64 foot wide “triple arch” 2 lane vehicular bridge is provided on 124<sup>th</sup> St. at the Lost Dog Wash crossing. The bridge contains sandblasted concrete finish with landscaped abutments, rust finished pipe guardrails and includes an 11 foot tall equestrian trail underpass.

**Development Information:**

- Existing Use: Native desert land, recently acquired for the Preserve
- Parcel Size: 120 acre parcel within the larger Preserve area
- Total Square Footage: Restroom building is 1,315 sq. ft.; storage/refuse building is 384 sq. ft.
- Height: Ramada is 12-21 ft. tall, Storage building is 10 ft. tall
- Parking Required/Provided: 300 required/320 provided including 20 horse trailer stalls, for both Phases 1 and 2
- Open Space: The trailhead area is part of the ultimate 36,400-acre +/- (56.8 sq. mi.) Preserve and no dedication of NAOS is required
- Landscaping: Salvaged desert plant materials are used and limited to plants currently found on the site. These plants include Foothills Palo Verde, Ironwood, Ocotillo, Creosote, and other suitable shrubs, cactus, groundcover and accent plants, possibly including some seed mix areas.

**DISCUSSION**

This is the second of nine trailheads providing access to the McDowell Sonoran Preserve. The “McDowell Sonoran Preserve Access Areas Report” identifies the Lost Dog Wash Trailhead as a major community access location, and is one of four major community access trailheads to the Preserve. Five other trailheads, including the previously approved Sunrise (Hidden Hills) Trailhead, are classified as minor community access trailheads.

**KEY ISSUES**

- Minimal outside services will be supplied to the site. Composting restrooms and a solar panel at the top of the ramada will be provided.
- No community opposition has been received on this case.

**COMMUNITY INVOLVEMENT**

Substantial public involvement has occurred during the design phase of this project, including a community open house, where significant community input

was provided. The surrounding neighbors have agreed to the design of the trailheads through the community involvement and meeting process.

**OTHER BOARDS AND COMMISSIONS**

- The McDowell Preserve Commission and the Parks and Recreation Commission approved the master plan for the trailheads' location and design on June 18, 2003.
- The DRB approved Case 91-DR-2003, Sunrise Trailhead at Hidden Hills, the first trailhead for the Preserve, on Feb. 5, 2004.

**STAFF RECOMMENDATION**

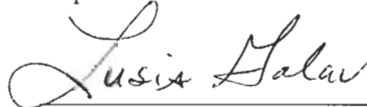
Staff recommends approval, subject to the attached stipulations.

**STAFF CONTACT**

Al Ward  
Senior Planner  
Phone: 480-312-7067  
E-mail: [award@ScottsdaleAZ.gov](mailto:award@ScottsdaleAZ.gov)

**APPROVED BY**

Al Ward  
Report Author



Lusia Galav, AICP  
Development Planning Manager  
480-312-2506  
[lgalav@scottsdaleaz.gov](mailto:lgalav@scottsdaleaz.gov)

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-up
3. Zoning Map
4. Site Plan
5. Landscape Plan (2 pgs)
6. Overall Elevations
7. Elevations/Floor Plan: Restroom Structure
8. Elevations: Bridge
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

**LOST DOG WASH TRAILHEAD & 124<sup>th</sup> STREET ROADWAY IMPORVEMENTS  
CITY OF SCOTTSDALE**

**DRB PROJECT NARRATIVE**

The design of the Lost Dog Wash Trailhead has been developed in an effort to minimize impact on the native desert environment and the surrounding neighbors while creating a sense of entry and passage into the McDowell Sonoran Preserve. The project includes the following elements:

**Parking:** The entry gate area is developed with exposed aggregate concrete paving that will tend to slow traffic and create a sense of entry. The entry gate area also includes double swing gates that will be utilized to open and close the access area. The entry drive and vehicular parking area is master planned for 300 parking spaces with 100 spaces constructed in the first phase. The equestrian staging area includes space for 20 horse trailers. The parking areas and driveways are developed with stabilized decomposed granite paving which will minimize the visual impact on neighbors, retain the natural desert character and minimize the increase in drainage from the parking area.

**Lighting:** The site lighting in the parking lot and around the building will include only low level security lighting and will be developed with in-ground lights and recessed wall sconce fixtures in building walls and landscape walls. There will be no bollard or pole-mounted fixtures in the parking area. This will help retain the natural character of the Preserve while minimizing impact on the neighboring residents.

**Landscape & Grading:** The parking is designed to fit between natural drainage patterns to minimize the grading disturbance required and will provide for the opportunity to retain the maximum amount of native vegetation without disturbance. All efforts have been made on the grading design to minimize the grading limits.

**Structures:** The primary structures include a Restroom Building, Ramada, Storage Building and a small open air Amphitheater. The structures are all single story with a maximum height of 18 feet above natural grade. The main walls of the structure will be constructed with rammed earth, cast-in-place concrete and steel panels with rust finish. The roof and structure of the structures will have a natural rust finish. In all the structures are very low in scale and incorporate materials that will blend well with the natural desert environment. The Restroom Building will utilize composting toilet facilities. The structures will also include solar panels that will provide for the electrical needs of the Trailhead facilities.

**Roadway & Bridge:** Roadway improvements include 124th Street, Wethersfield Drive and 122nd Street. Roadway improvements on 124th Street include a three-span concrete arch bridge over Lost Dog Wash. Street lighting is planned only at two the roadway intersections.

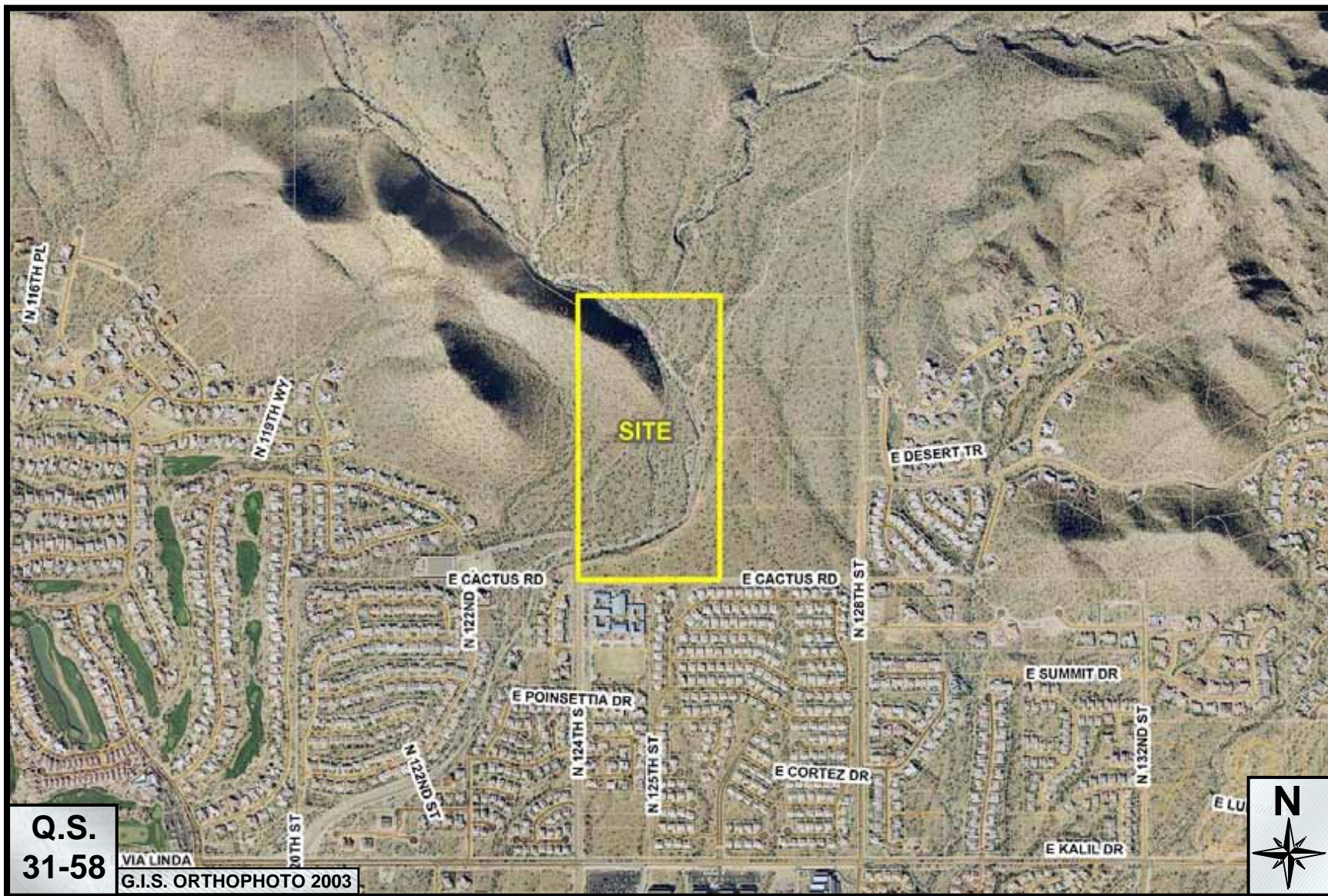
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ATTACHMENT #1





Q.S.  
31-58

VIA LINDA  
G.I.S. ORTHOPHOTO 2003

Lost Dog Wash Trailhead

11-DR-2005

ATTACHMENT #2





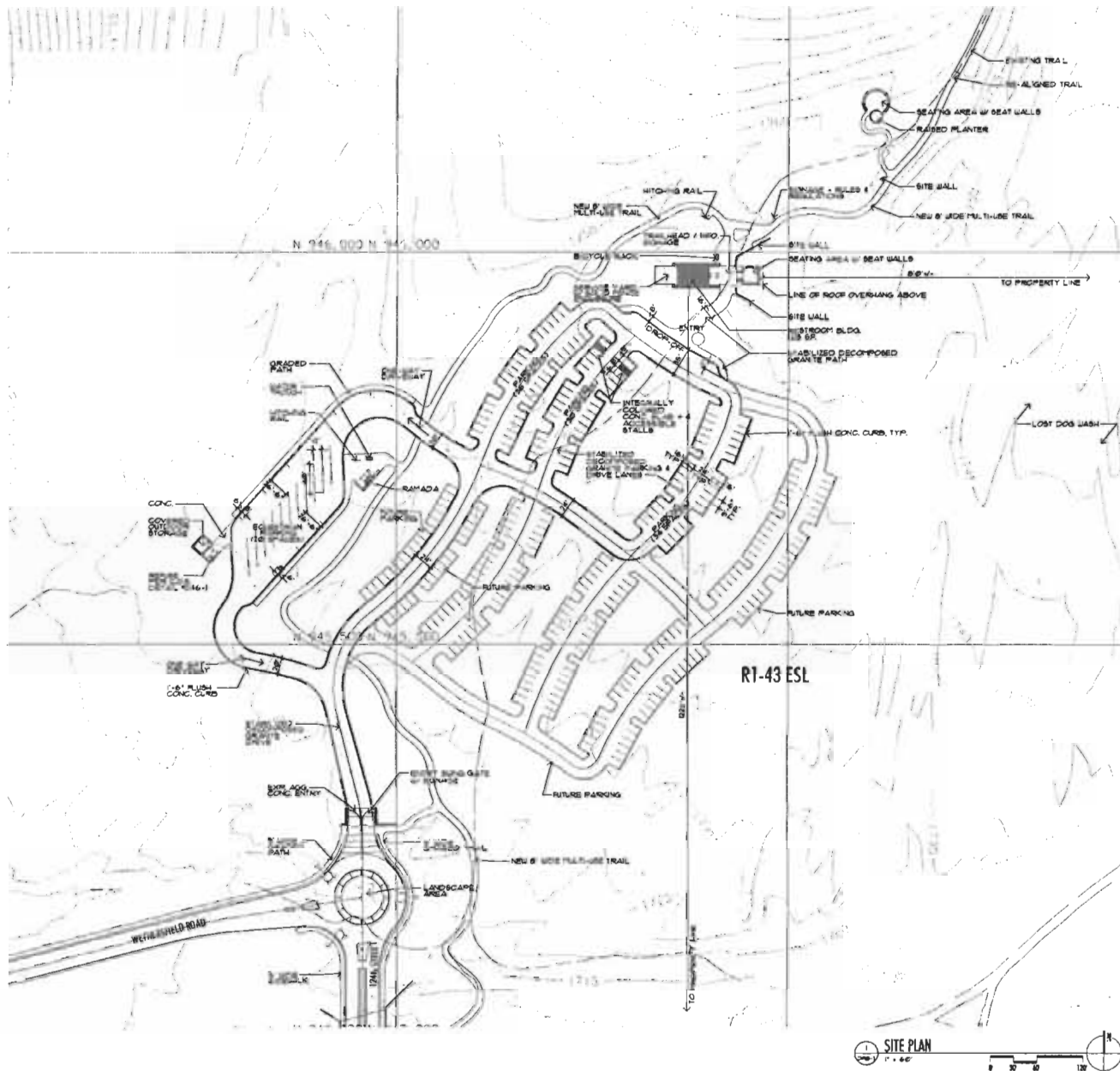
Lost Dog Wash Trailhead

11-DR-2005

ATTACHMENT #2A



**11-DR-2005**  
**ATTACHMENT #3**



#### PROJECT DATA

DR NO.: 684-PA-04  
 ZONING: R1-43  
 GROSS LOT AREA: MCDOWELL MOUNTAIN PRESERVE -  
 LOST DOG WASH ACCESS AREA  
 NET LOT AREA: 120 ACRES  
 TOTAL OPEN SPACE = 5,145,760 S.F. (118 ACRES)  
 (98% OF NET LOT AREA)

#### PARKING REQUIRED

TRAILHEAD (MINOR COMMUNITY)	50-100 SPACES
BICYCLE PARKING	10 SPACES

#### PHASE I - PARKING PROVIDED

ACCESSIBLE PARKING	4 SPACES
TRAILHEAD PARKING	96 SPACES
EQUESTRIAN PARKING	20 SPACES
TOTAL PARKING	120 SPACES
BICYCLE PARKING	10 SPACES
TRAILHEAD (PHASE II - FUTURE)	200 SPACES
TOTAL W/ FUTURE PARKING	320 SPACES

#### MASTER PLAN - PARKING PROVIDED

TRAILHEAD (PHASE II - FUTURE)	200 SPACES
TRAILHEAD/EQUESTRIAN (PHASE I)	120 SPACES
TOTAL MASTER PLAN PARKING	320 SPACES
BICYCLE PARKING (PHASE II - FUTURE)	20 SPACES
BICYCLE PARKING (PHASE I)	10 SPACES
TOTAL BICYCLE MASTER PLAN PARKING	30 SPACES

WEDDLEHUGHMORE  
 ARCHITECTS

SCOTTSDALE, ARIZONA



DRB SUBMITTAL

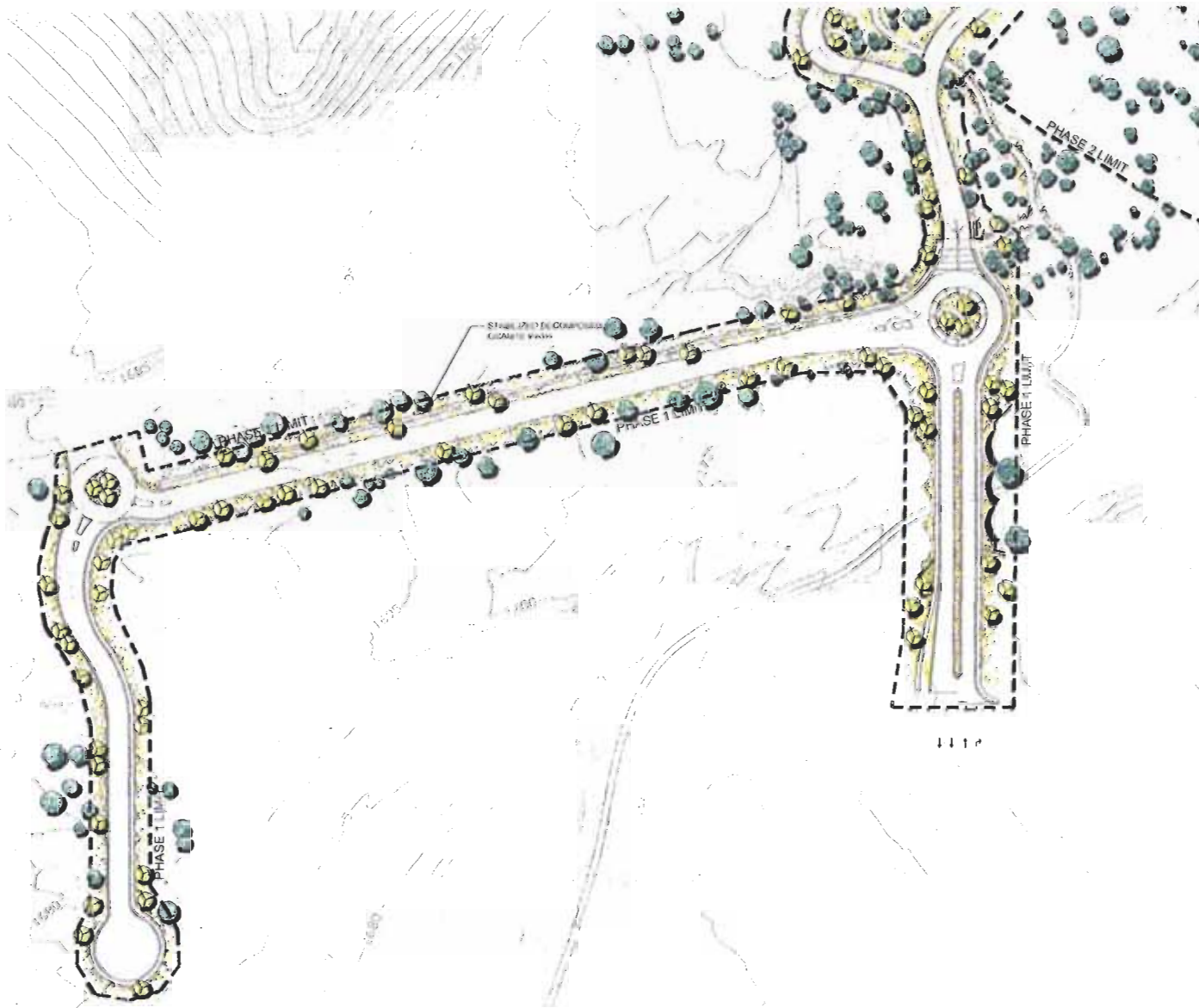
LOST DOG WASH TRAILHEAD /  
 124th STREET IMPROVEMENTS  
 12601 N. 124th Street  
 Scottsdale, Arizona 85259 DR No. 684-PA-04



SCOTTSDALE

7 FEB 2005 PM 00L  
 WEDDLEHUGHMORE  
 SCOTTSDALE, ARIZONA  
 SITE PLAN





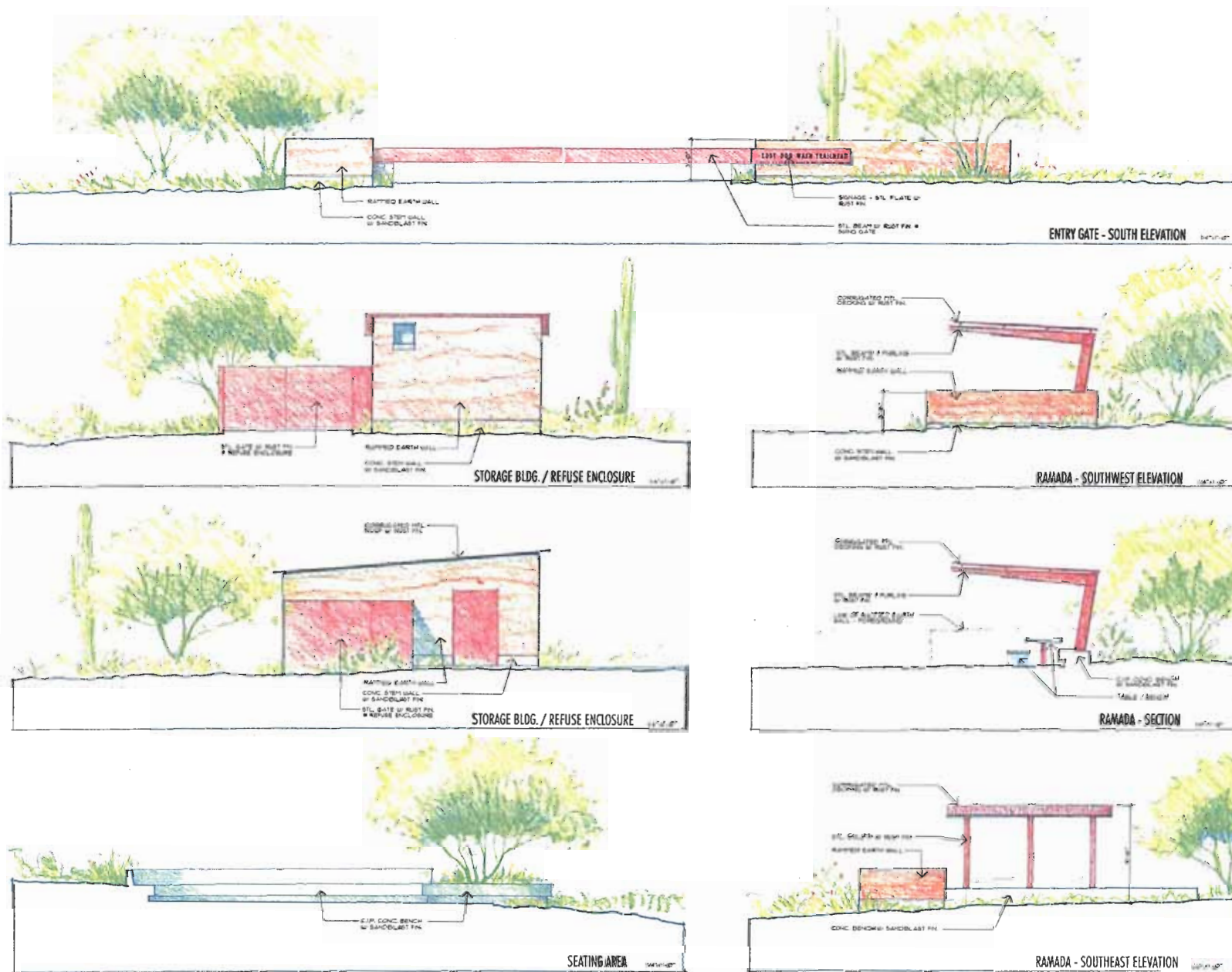
# PLANT LEGEND

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WEDDLEGILMORE  
ARCHITECTS

12601 N. 124th Street  
Scottsdale, Arizona 85259

PRELIMINARY - NOT  
FOR CONSTRUCTION

DRB SUBMITTAL

LOST DOG WASH TRAILHEAD /  
124th STREET IMPROVEMENTS  
12601 N. 124th Street  
Scottsdale, Arizona 85259 DR No. 684-PA-04

CITY OF SCOTTSDALE

REVISION	DATE	BY	CHKD
1	2/18/2005	DRB	DRB
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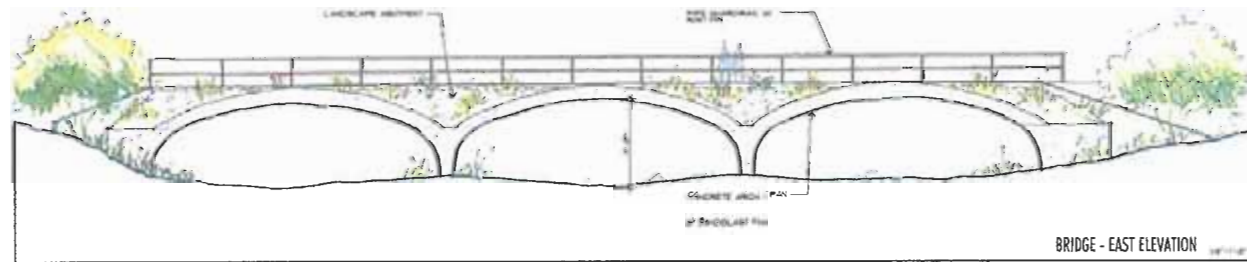
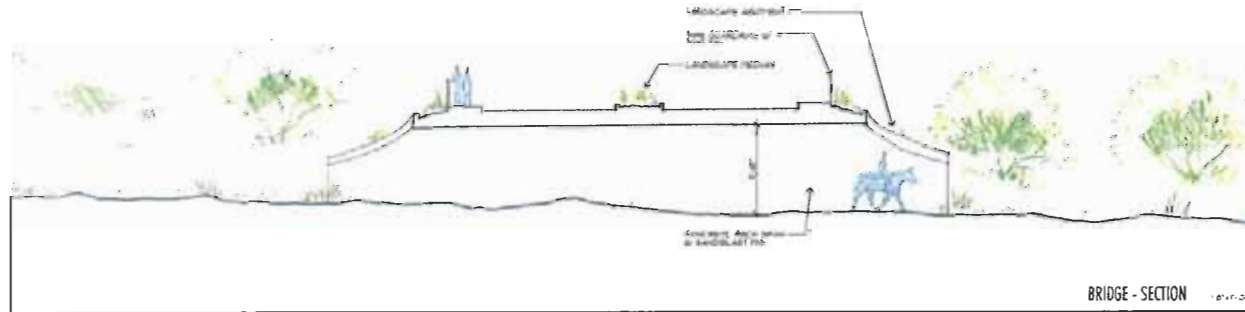
ELEVATIONS

DRB-5

11-DR-2005  
2/18/2005







DRB SUBMITTAL

LOST DOG WASH TRAILHEAD /  
124th STREET IMPROVEMENTS  
12601 N. 124th Street  
Scottsdale, Arizona 85259 DR No. 684-PA-04



EXHIBIT

2 FEB 2005	FOR INFO
DATE	REVISION #
BY	CHECKED BY
DATE	DATE

BRIDGE ELEVATION

DRB-6

**Lost Dog Wash Trailhead**  
**12601 N 124<sup>th</sup> Street**  
**Scottsdale, Arizona**

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## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- |   |  |
|---|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS &amp; SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS &amp; EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER &amp; FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK &amp; KEYED TO MATCH THE FIRE ALARM CONTROL PANEL &amp; SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.<br/> <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT &amp; EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE &amp; THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS &amp; AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.<br/> A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP &amp; SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 3' INTO THE BUILDING WITH A MINIMUM OF <u>3 ft.</u> CLEARANCE AROUND THE FIRE RISER. EXTERIOR ACCESS REQUIRED.</p> |
|---|--|



20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: 13R with backflow, off domestic SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

# **Stipulations for Case: Lost Dog Wash Trailhead 11-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the Elevation sheets labeled DRB-4 and DRB-5 submitted by Weddle Gilmore Architects with a city received date of 2/8/2005.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the Site Plan sheet labeled DRB-2 submitted by Weddle Gilmore Architects with a city received date of 2/8/2005.
  - c. Landscaping, including plant types, size, and location of materials shall be installed to be in general conformance with the Conceptual Landscape Plan sheets L-1.1 and L-1.2 submitted by Weddle Gilmore Architects with a city received date of 2/8/2005 except that there will be no landscape median along 124<sup>th</sup> Street.
  - d. The design of the bridge, including dimensions, materials, form, color, and texture, shall be in general conformance with the Bridge Elevation sheet labeled DRB-6 and submitted by Weddle Gilmore Architects with a city received date of 2/8/2005 except that no landscape median is to be constructed.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. If proposed with the final plans submittal, any exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1foot higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. Show location of all trash receptacles on the site plan at the time of final plans submittal.
5. Trash receptacles, any associated wall enclosures, as well as any associated site furniture shall be constructed of materials that are compatible with the proposed restroom building and shade ramada on the site in terms of color and texture.
6. Submit details including dimensions and mounting details for the proposed solar panels and show the location of the solar panels on the site plan at the time of final plans submittal.
7. All walls shall be compatible with the color, materials and finish of the building(s).

**Ordinance**

- A. The colors of paint used on this site shall not exceed a light reflective value of 35.

**LANDSCAPE DESIGN:****DRB Stipulations**

8. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
9. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**Ordinance**

10. Areas in native granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.
11. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code. The Native Plant Permit is a separate submittal and approval. For additional information visit the Native Plant website at [www.scottsdaleaz.gov/codes/nativeplant](http://www.scottsdaleaz.gov/codes/nativeplant).

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

Parking lot and site lighting

12. All parking lot lighting shall be integrated into the pavement surface and shall be constructed of naturally expressed materials that are compatible with the character of the site and site architecture
13. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
14. No pole lighting or bollard lighting shall be provided.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

15. Provide bicycle parking for ten bicycles for Phase I of this project. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department and shall be compatible with the McDowell Sonoran Preserve Access Area Design and Site Standards
16. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**Ordinance**

17. A minimum of 1 space for each parking lot is required to be van accessible per Section 9.105 of the Zoning Ordinance.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

18. No exterior vending or display shall be allowed.



**RELEVANT CASES:**

**Ordinance**

- B.* At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site is the McDowell Sonoran Preserve Access Area Design and Site Standards

## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

19. A final drainage report shall be submitted along with the final improvement plans. The developer shall meet with the City of Scottsdale Floodplain Administrator to determine what level of stormwater storage shall be provided for this project. Any stormwater storage requirements shall be documented in the final drainage report and the design incorporated into the improvement plans.
20. Basin Configuration:
  - a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
  - b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - c. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - d. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- C. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- D. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- E. Underground Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

- (2) Drywells are not permitted.

F. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

**Streets and other related improvements:**

**DRB Stipulations**

21. All street improvements, sidewalks, pathways and bridges shall be in general conformance with the offsite Roadway Plan for the Lost Dog Wash Trailhead, 11-DR-2005, prepared by Entranco and dated February 2, 2005, with a city received date of 2/8/2005.
22. Construct sidewalk ramps at all existing and proposed street crossings. Include ramps on Wethersfield Drive, 122<sup>nd</sup> street, 124<sup>th</sup> street and at the proposed roundabouts.
23. Construct a 6 ft sidewalk on the east side of 124<sup>th</sup> street from the school to the trailhead restroom.
24. Prior to final plans being approved, the improvement plans shall be routed to City of Scottsdale Traffic engineering for review of the roundabouts.

**Ordinance**

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

**INTERNAL CIRCULATION:**

**DRB Stipulations**

25. The developer shall provide a minimum parking-aisle width of 24 feet.
26. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

**Ordinance**

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**REFUSE:**

**DRB Stipulations**

27. This project shall construct one refuse enclosure. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single.
28. Enclosures must:
  - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
  - b. Be positioned to facilitate collection without "backtracking."
  - c. Be easily accessible by a simple route.
  - d. Not require backing more than 35 feet.

- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
- I. Underground vault-type containers are not allowed.
- J. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

**BRIDGES:**

**DRB Stipulations**

29. Bridges:

- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
- b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

**Ordinance**

- K. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]